

# ADVANCE SHEET

## The Dauphin County Reporter

(USPS 810-200)

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A WEEKLY JOURNAL CONTAINING  
THE DECISIONS RENDERED IN THE  
12TH JUDICIAL DISTRICT

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**No. 6194 Vol. 126**

**April 5, 2019**

**No. 197**

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Entered as Second Class Matter, February 16, 1898, at the Post Office at Harrisburg, PA.,  
under the Act of Congress of March 31, 1879.

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**TERMS:** Advertisements must be received before 12 o'clock noon on Tuesday of each week at the office of the Dauphin County Reporter, 213 North Front Street, Harrisburg, PA 17101: Telephone: (717) 232-7536, option #4.

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**THE  
DAUPHIN COUNTY REPORTER**  
Edited and published  
by the  
**DAUPHIN COUNTY BAR  
ASSOCIATION**  
213 North Front Street  
Harrisburg, PA 17101  
(717) 232-7536

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Printed by:  
K-PRESS  
P.O. Box 1626, York, PA 17405

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THE DAUPHIN COUNTY REPORTER (USPS 810-200) is published weekly by the Dauphin County Bar Association, 213 North Front Street, Harrisburg, PA 17101. Periodical postage paid at Harrisburg, PA. POSTMASTER: Send address changes to THE DAUPHIN COUNTY REPORTER, 213 North Front Street, Harrisburg, PA 17101.

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### Estate Notices

#### DECEDENTS ESTATES

NOTICE IS HEREBY GIVEN that letters testamentary or of administration have been granted in the following estates. All persons indebted to the estate are required to make payment, and those having claims or demands to present the same without delay to the administrators or executors or their attorneys named below.

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### FIRST PUBLICATION

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**ESTATE OF WILLIAM H. RADER a/k/a WILLIAM HARRY RADER**, late of Middle Paxton Township, Dauphin County, Pennsylvania, (died: March 17, 2019). Co-Executors: Benjamin J. Rader, 119 East 3rd Street, Brooklyn, NY 11218; Ann R. Rader, 2407 Mt. Hope Road, Middletown, NY 10940 or Attorney: Jean D. Seibert, Esquire, CALDWELL & KEARNS, PC, 3631 North Front Street, Harrisburg, PA 17110. a5-19

**ESTATE OF LESTER RISSER**, late of Swatara Township, Dauphin County, Pennsylvania, (died: February 9, 2019). Executor: David M. Risser, 180 Scenic Ridge Blvd., Lebanon, PA 17042. Attorney: Scott M. Dinner, Esquire, 310 Third Street - 1st Floor, New Cumberland, PA 17070. a5-19

**ESTATE OF EILEEN A. NESTOR**, late of Lykens Borough, Dauphin County, Pennsylvania, (died: March 16, 2019). Co-Executors: Patrick J. Nestor, PO Box 125, Rt 209, Lykens, PA 17048; Mr. Michael A. Nestor, 647 North Second Street, Lykens, PA 17048; Ms. Eileen A. Nestor-Daghir, 300 North Second Street, Lykens, PA 17048; Mr. Daniel K. Nestor, 633 Harman Road, Halifax PA 17032. Attorney: Gregory M. Kerwin, Esquire, 4245 State Route 209, Elizabethtown, PA 17023. a5-19

**ESTATE OF PEGGY V. PHILLIPS**, late of Susquehanna Township, Dauphin County, Pennsylvania, (died: February 5, 2019). Executrix: Sandra Wright, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 or to Estate of Peggy V. Phillips, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110. a5-19

**ESTATE OF RHEA F. LEIB**, late of Susquehanna Township, Dauphin County, Pennsylvania. Executrix: Marcia E. Freed, 4075 Deer Run Court, Harrisburg, PA 17112 or to Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043. a5-19

**ESTATE OF MICHAEL HAND**, late of Harrisburg, PA Dauphin County (died: October 20, 2018). Executrix: Tanya Hand, 1214 Griffin Street, Harrisburg, PA 17112. a5-19

**ESTATE OF DONALD S. STONER** late of Swatara Township, Dauphin County, Pennsylvania, (died: March 4, 2019). Executrix: Jan L. Brown a/k/a Jan L. Moberg, of Warfordsburg, Pennsylvania. Attorney: Jacqueline A. Kelly, Esquire, JSDC Law Offices, 555 Gettysburg Pike, Suite C400, Mechanicsburg, PA 17055, 717-533-3280. a5-19

formally initiated a custody action. Though the record supplied by the parties does not directly address why grandparents sought formal custody rights when they did, such would have become necessary at some point in order for them to legally act on grandson's behalf (for instance, to obtain medical care for him and to enroll him in school). What is clear, however, is that grandparents never sought court-ordered custody in an effort to assert custodial rights as against either or both parents. They never affirmatively, assertively, aggressively or otherwise sought out a parental role. Instead, they gratuitously and generously filled the parental void. This is a fundamental distinction between this situation and that in A.S. The Supreme Court in A.S. went out of its way to stress the somewhat litigiously aggressive posture by stepfather in "relentless pursuit" of full parental rights "at the cost of interfering with the rights of a fit parent." Id. at 770-771. The grandparents in this case are fundamentally acting as grandparents, not as parents, and have never sought to usurp the parental rights of mother and father.<sup>5</sup> This court does not believe that our appellate courts would find that a grandparent or grandparents stepping into a parental void such as existed in this case and taking on such a responsibility would be liable for paying child support for their grandchild.

Accordingly, I issued my order January 15, 2019, finding grandfather was not obligated to pay support to grandmother since he is not a "parent" liable for child support under the law.

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**Howard & Monique Henry and Howard Tire & Auto, Inc.**

v.

**The McFarland, L.P., et al.**

v.

**Spring Village Apartments, LLC, et al.**

**Practice - Joinder - Preliminary Objections - Statute of Repose**

Additional Defendant Lobar Associates, Inc. filed preliminary objections to Additional Defendant Pennrose Properties, Inc.'s Amended Joinder Complaint. The Court sustained the objections, since the Amended Joinder Complaint was filed nearly twenty-one (21) years after completion of Lobar's construction work, and was precluded by the twelve (12) year Statute of Repose set forth in 42 Pa.C.S. § 5536.

1. A civil action or proceeding brought against any person lawfully performing or furnishing the design, planning, supervision or observation of construction, or construction of any improvement to real property must be commenced within 12 years after completion of construction of such improvement to recover damages. *42 Pa.C.S. § 5536(a)*. Our courts have emphasized that Section 5536 is a statute of repose, rather than a statute of limitations. *Noll by Noll v. Harrisburg Area YMCA*, 643 A.2d 81, 84 (Pa.1994).
2. The difference between statutes of repose and statutes of limitations is that statutes of limitations are procedural devices which bar recovery on a viable cause of action, whereas statutes of repose are substantive in nature because they extinguish a cause of action and preclude its revival. *Altoona Area Sch. Dist. v. Campbell*, 618 A.2d 1129, 1134 (Pa. Commw. Ct. 1992). Therefore, since Section 5536 is a Statute of Repose, it does not merely bar a party's right to a remedy, but, rather, it eliminates a plaintiff's cause of action 12 years after completion of construction of an improvement to real property, regardless of when the plaintiff's injury occurs. *Vargo v. Koppers Co., Inc., Eng'g and Constr. Div.* 715 A.2d 423, 425 (Pa. 1998).

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<sup>5</sup> Unfortunately, today many grandparents are being tasked with raising their grandchildren due to the inability of their grandchildren's parents to fulfill their role, often due to drug addiction, mental health disabilities and incarceration. The proportion of children living in "grandfamilies" has doubled in the U.S. since 1970 and has gone up 7 percent between 2014 and 2018. <https://www.theatlantic.com/family/archive/2018/06/this-is-the-age-of-grandparents/561527/> (visited 2/14/19).

Preliminary Objections. C.P., Dau. Co., No. 2017-CV-01940-CV. Objections sustained.

*Mark G. Wendaur, IV*, Co-Counsel for Plaintiffs

*Christopher Konzelmann*, Co-Counsel for Plaintiffs

*William E. Schaefer* and *Rebecca M. Cantor*, for Defendant TRC Companies, Inc.

*Andrew R. Benedict* and *Dean C. Seman*, for Defendants The McFarland, LP and Primavera Properties and Additional Defendant Isaac Dohany

*Andrew J. Connolly* and *Matthew D. Johnson*, for Defendant Neshaminy Constructors, Inc.

*Jeffrey B. Rettig*, for Additional Defendant Central Penn Asphalt, Inc.

*Frank J. Lavery* and *Joshua M. Autry*, for Additional Defendant City of Harrisburg

*Christina A. Israel* and *Jeremy S. Montgomery*, for Additional Defendant Department of Transportation of the Commonwealth of Pennsylvania

*M. Elizabeth Naughton-Beck*, for Additional Defendants Pennrose Properties, Inc., Pennrose Service Company, Inc., and Pennrose Management Company, Inc.

*Adam G. Klein*, for Additional Defendants Jacob Friedman and Spring Village Apartments, LLC

*Henri Marcel*, for Additional Defendant F. T. Kitlinski & Associates, Inc.

*T. Justin Chapman*, for Additional Defendants Greenebaum Structures, P.C. and Edward Greenebaum

*Stephen E. Geduldig*, *Jeffrey T. McGuire*, and *Megan C. Zei*, for Additional Defendant Lobar Associates, Inc.

Clark, S.J., March 12, 2019.

### **TRIAL COURT MEMORANDUM OPINION**

Currently before this Court is Additional Defendant Lobar Associates, Inc.'s ("Lobar") Preliminary Objections to Additional Defendant Pennrose Properties, Inc.'s ("Pennrose") Amended Joinder Complaint against Lobar. For the reasons set forth below, we are constrained to **SUSTAIN** Lobar's Preliminary Objections.

#### **I. Factual Background and Procedural History.**

The following is a condensed summary of the pertinent facts involved in the instant matter, and arises out of the collapse of a concrete wall ("the Wall") located on the premises of an apartment complex (hereinafter "the Mulberry Street Complex") at Mulberry and Crescent Streets in the City of Harrisburg. The origins of the Wall date back to the early 1900s and the City of Harrisburg's circa 1909 construction of

the still-existing Mulberry Street Bridge (hereinafter “the Bridge”).<sup>1</sup> Evidently, the Wall, which is located adjacent and southerly to the Bridge, was constructed contemporaneously with the Bridge, but the initial reasoning for the Wall’s construction remains unclear. Although the Wall originated as a standalone structure, a three-story masonry building (hereinafter “the three-story building”) was eventually constructed directly on top of the Wall in approximately 1925, and the Wall served as the outer foundation wall of the westerly side of the three-story building’s open basement<sup>2</sup> from 1925 to 1996. Located adjacent and southerly to the three-story building was a building formerly known as the McFarland Press Building (hereinafter “the McFarland Building”).

On or about December 4, 1996, Pennrose, which had recently acquired an array of adjacent parcels which contained the McFarland Building, hired Lobar as the general contractor for a renovation project to convert the McFarland Building into low-income apartment facilities. Pursuant to that renovation project, the three-story building was demolished, but the Wall, which formerly comprised the westerly side of the three-story building’s basement, remained intact as a standalone wall. The Wall’s easterly surface (i.e., the former site of the three-story building’s open basement) was backfilled with fill material, but it appears that no additional materials were added to the Wall itself to increase its structural stability or strength. The fill material was then covered over with blacktop, and a surface parking lot (hereinafter “the Surface Lot”) for the apartment facilities was constructed on that blacktop on the easterly side of the Wall. Per its contract with Pennrose, Lobar was obligated to achieve substantial completion of its work on the renovation project on or before December 15, 1997 and deliver to Pennrose a certificate of occupancy for the McFarland Building on or before December 31, 1997. Public records indicate that The City of Harrisburg issued a certificate of occupancy for the newly-renovated McFarland Building on December 11, 1997.

In 2008, Plaintiffs Howard Henry, Monique Henry, and Howard Tire & Auto, Inc. purchased a property (hereinafter “the Henry Property”) west of the McFarland Building-Mulberry Street Complex. The Henry Property, located at 201, 203, 205, and 235 South Cameron Street, was utilized by Plaintiffs for the operation of an automobile repair facility and for the storage of tires. In 2012, Defendant The McFarland, LP (hereinafter “McFarland”) acquired the said Mulberry Street Complex from Pennrose. In

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<sup>1</sup> The current Mulberry Street Bridge, which is the second incarnation of said Bridge, is a concrete and steel structure, and was built to replace the original Mulberry Street Bridge (a primarily wooden structure) which had been destroyed by a fire in 1907.

<sup>2</sup> Although the Wall comprised the westerly side of the three-story building’s basement, the rest of the basement was “open.” In other words, the easterly side of the basement merely consisted of sloping bedrock.

2016, the Wall collapsed twice—first in May and again in June. As a result of the collapses, debris<sup>3</sup> from the Wall and the Surface Lot cascaded in a westerly direction onto adjacent properties,<sup>4</sup> causing significant damage thereto. On March 17, 2017, Plaintiffs filed a Complaint against four defendants,<sup>5</sup> including McFarland, seeking damages and injunctive relief in connection with the May and June 2016 collapses of the Wall. Plaintiffs filed an Amended Complaint on May 2, 2017, and a Second Amended Complaint followed on January 23, 2018.

Although not named as a primary defendant by Plaintiffs, primary defendant Neshaminy Constructors, Inc. filed a Joinder Complaint against Pennrose on November 9, 2017, thus impleading Pennrose as a third-party Defendant in this matter. Subsequently, on August 28, 2018, Pennrose filed a Joinder Complaint against Lobar, alleging one count of Negligence in connection with Lobar's work on the 1996-1997 renovation of the McFarland Building. Pennrose then filed an Amended Joinder Complaint on October 30, 2018. Subsequently, on November 15, 2018, Lobar filed Preliminary Objections to Pennrose's Amended Joinder Complaint. Specifically, Lobar raises one Preliminary Objection in the nature of a demurrer, averring that the Negligence count raised in Pennrose's Amended Joinder Complaint is precluded by the Statute of Repose at 42 Pa.C.S. § 5536. Oral Argument on Lobar's Preliminary Objections was held on January 10, 2019. Thereafter, on January 30, 2019 Pennrose filed a Post-Argument Brief in Opposition to Lobar's Preliminary Objections and on the same date, Lobar filed a Post-Argument Brief in support of its Preliminary Objections. Lobar's Preliminary Objections are now ripe for this Court's disposition.

## **II. Discussion.**

The statute relevant to the instant matter—namely, 42 Pa.C.S. § 5536—provides, in relevant part, as follows:

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<sup>3</sup> The debris field resulting from the collapses consists of large parts of the Wall, wall's fill, the asphalt paving material of the Surface Lot, and a passenger automobile that had been parked on the Surface Lot

<sup>4</sup> Two properties were affected by the inundation of debris from the wall collapse: (1) the Henry Property; and (2) a small piece of land consisting of a currently unoccupied warehouse building, which is located immediately adjacent to and west of the Wall ("the Hoa T. Le Property"). The Hoa T. Le Property was acquired by an individual named Hoa T. Le in 2007. Even though Hoa T. Le is still listed as the record owner of the property, the property has been in delinquent tax status since 2011.

<sup>5</sup> In addition to the four primary defendants named by Plaintiffs, various primary defendants have brought a multitude of third-party defendants into this litigation via joinder.

**a) General rule.**--Except as provided in subsection (b),<sup>6</sup> a civil action or proceeding brought against any person lawfully performing or furnishing the design, planning, supervision or observation of construction, or construction of any improvement to real property must be commenced within 12 years after completion of construction of such improvement to recover damages for:

- (1) Any deficiency in the design, planning, supervision or observation of construction or construction of the improvement.
- (2) Injury to property, real or personal, arising out of any such deficiency.
- (3) Injury to the person or for wrongful death arising out of any such deficiency.
- (4) Contribution or indemnity for damages sustained on account of any injury mentioned in paragraph (2) or (3).

42 Pa.C.S. § 5536(a)(1)-(4). Our courts have emphasized that “Section 5536 is a statute of repose, rather than a statute of limitation.” Noll by Noll v. Harrisburg Area YMCA, 643 A.2d 81, 84 (Pa. 1994) (citing Schaffer v. Litton Sys., Inc., 539 A.2d 360, 362 (Pa. Super. Ct. 1988)). “The difference between statutes of repose and statutes of limitations is that statutes of limitations are procedural devices which bar recovery on a viable cause of action, whereas statutes of repose are substantive in nature because they extinguish a cause of action and preclude its revival.” Altoona Area Sch. Dist. v. Campbell, 618 A.2d 1129, 1134 (Pa. Commw. Ct. 1992) (citing Freezer Storage, Inc. v. Armstrong Cork Co., 382 A.2d 715 (Pa. 1978)). Therefore, since Section 5536 is a Statute of Repose, it “does not merely bar a party’s right to a remedy”, but, rather, it “*eliminates* a plaintiff’s cause of action 12 years after completion of construction of [an improvement to real property], *regardless of when the plaintiff’s injury occurs.*” Vargo v. Koppers Co., Inc., Eng’g and Constr. Div., 715 A.2d 423, 425 (Pa. 1998) (alteration in original) (emphasis added) (citing Noll, 643 A.2d at 84). A party seeking to invoke Section 5536 must establish: “(1) what is supplied is an improvement to real property; (2) more than twelve years have elapsed between the completion of the improvements to the real estate and the injury; and (3) *the activity of the moving party must be within the class which is protected by the statute.*” Noll, 643 A.2d at 84 (emphasis added) (citing McConnaughey v. Bldg. Components, Inc., 637 A.2d 1331, 1333 (Pa. 1994)).

In the instant matter, the record evidence establishes that Lobar completed its construction work on the pertinent renovation project at some time in December of 1997. Therefore, since Section

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<sup>6</sup> The exceptions set forth in subsection (b) of Section 5536 pertain to actions in which there are allegations of wrongful death or personal injury arising out of a construction-related deficiency. Because there are no allegations of wrongful death or personal injury in the instant action, the exceptions of subsection (b) are not applicable.

5536's twelve (12)-year Statute of Repose began running on the date of completion of Lobar's work, Pennrose's *cause of action for negligence in an action at law* against Lobar was extinguished in December of 2009, regardless of when Pennrose may have first suffered any injury arising out of Lobar's work on the 1996-1997 renovation project. Pennrose did not file its first Joinder Complaint against Lobar until August 28, 2018, nearly twenty-one (21) years after the completion of Lobar's work on the pertinent renovation project, and, therefore, Pennrose's claims, *to the extent they sound in negligence in an action at law*, are clearly precluded by Section 5536's statute of repose.

Considering the foregoing, we are constrained to **SUSTAIN** Lobar's Preliminary Objections in accordance with the statute of repose at 42 Pa.C.S. § 5536 because the claims in Pennrose's Amended Joinder Complaint *clearly sound in negligence in an action at law*. However, in doing so, we note that it is unclear from case precedent whether the twelve (12)-year statute of repose would similarly operate to preclude a cause of action for a construction-related claim sounding in an intentional tort. As stated in Noll, supra, the third element pertaining to the applicability of the Statute of Repose is: “(3) *the activity of the moving party must be within the class which is protected by the statute.*” (Emphasis added). Any reasonable reading of Section 5536 yields a conclusion that all the types of enumerated activity stated therein sound in negligence (or a derivative thereof) and are actions at law in this Commonwealth. There are no descriptions of activity in Section 5536 which sound in intentional tort in either law or equity, and this Court will not insert meaning into a statute that the Legislature obviously did not intend by the absence of same.

Therefore, if during the course of the continuing litigation of this matter Pennrose should uncover substantial evidence sounding in intentional tort—to wit—fraud, or some derivative thereof, against Lobar, Pennrose shall be permitted to at least have an opportunity seek this Court's leave to rejoin Lobar as an additional defendant.

### **III. Conclusion.**

In conclusion, as set forth in the foregoing discussion, the negligence claims set forth in Pennrose's Amended Joinder Complaint against Lobar clearly fall within the ambit of 42 Pa.C.S. § 5536. Since the Amended Joinder Complaint was filed nearly twenty-one (21) years after the completion of Lobar's construction work on the pertinent renovation project, Pennrose's claims of negligence are precluded by the twelve (12)-year Statute of Repose set forth in Section 5536. Therefore, Lobar's



Preliminary Objections based upon Section 5536's Statute of Repose must be granted. An appropriate Order is issued of even date herewith.

**ORDER**

**AND NOW**, this 12<sup>th</sup> day of March, 2019, upon consideration of Additional Defendant Lobar Associates, Inc.'s ("Lobar") Preliminary Objections to Additional Defendant Pennrose Properties, Inc.'s ("Pennrose") Amended Joinder Complaint against Lobar, **IT IS HEREBY ORDERED** that Lobar's Preliminary Objections are **SUSTAINED**. However, **IT IS FURTHER ORDERED** that if during the course of the continuing litigation of this matter Pennrose should uncover substantial evidence that Lobar engaged in conduct amounting to an intentional tort (i.e., fraud, or some derivative thereof), Pennrose shall be permitted to seek this Court's leave to rejoin Lobar as an additional defendant for the purpose of asserting intentional-tort related claims.

**ISSUED AT HARRISBURG**, the date first above written.

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## FIRST PUBLICATION

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### Estate Notices

**ESTATE OF IRENE SCHUCK**, late of Harrisburg, Pennsylvania (died: January 16, 2019). Executor: William P. Schuck, 850 Zermatt Drive, Hummelstown, PA 17036. a5-19

**ESTATE OF DENNIS L. WEISER a/k/a DENNIS LEE WEISER**, late of Lower Paxton Township, County of Dauphin, Pennsylvania, (died: March 3, 2019). Executor: Mr. James W. Hebel, 2415 Goodard Avenue, Sinking Spring, PA 19608 or to Attorney: Nancy Mayer Hughes, Esquire, Barley Snyder, 126 East King Street, Lancaster, PA 17602. a5-19

**ESTATE OF GERALD B. BURKETT, SR.**, late of Royalton Borough, Dauphin County, PA, Died: January 19,2019; Executor: Gerald B. Burkett, Jr.; Attorney: Steven P. Miner, Esquire, Daley Zucker Meilton & Miner, LLC, 635 N. 12th Street, Suite 101, Lemoyne, PA 17043. a5-19

**ESTATE OF YVONNE LOUISE RADER**, late of the Township of Swatara, Dauphin County, Pennsylvania, (died: February 25, 2019). Executrix: Judith P. Edgett, 170 White Dogwood Drive, Etters. PA 17319 or to Attorney: Floyd M. Baturin, Esquire, BATURIN & BATURIN, 2604 North Second Street, Harrisburg, PA 17110. m29-a12

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## SECOND PUBLICATION

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### Estate Notices

**ESTATE OF AUBREY HUDSON**, late of Harrisburg City, Dauphin County, PA, (died: December 14, 2018). Administrators: Tyron Hudson and Byron Hudson; Attorney: Vicky Ann Trimmer, Esquire, Daley Zucker Meilton & Miner, LLC, 635 N. 12th Street, Suite 101, Lemoyne, PA 17043. m29-a12

**ESTATE OF STANLEY A. STEFANSKI**, late of the Susquehanna Township, Dauphin County, Pennsylvania. Administratrix: Mary Ann Keretski, 344 South Chestnut Street, Mount Carmel, PA 17851 or to attorney Law Office of Cole & Varano, 110 S. Oak Street, Mount Carmel, PA 17851. m29-a12

**ESTATE OF ARLINE J. MOTTER**, late of Lower Paxton Township, Dauphin County, Pennsylvania. Co-Executor: Patrice E. Motter-Tait, Co-Executor: Kim I. Motter, 1812 Eastfield Road, Harrisburg, PA 17112. Attorney: Marvin Beshore, Esquire, Law Office of Marvin Beshore, 130 State Street, Harrisburg, PA 17101. m29-a12

**ESTATE OF SUSIE TOMKO**, late of Lower Paxton Township, Dauphin County, Pennsylvania (died: January 22, 2019). Executrix: SUSAN TOMKO, 723 Sycamore Drive, Southampton, PA 18966. Attorney: KRISTEN SNYDER, 1215 Manor Drive, Ste. 202, Mechanicsburg, PA 17055. m29-a12

**ESTATE OF PATSY M. JUDY**, late of Middletown, Dauphin County, PA, (died: January 26, 2019). Co-Executors: Kathleen J. Storbeck and Harry Judy, Jr., c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, Pennsylvania 17033. m29-a12

**ESTATE OF JOYCE L. HERSHOCK a/k/a JOYCE LOUISE HERSHOCK**, late of Harrisburg, Dauphin County, Pennsylvania, (died: January 23, 2019). Executor: David A. Salapa, 3109 Hillside Street, Harrisburg, PaA17109. Attorney: Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109. m29-a12

**ESTATE OF TONI MAHONEY a/k/a TONI ANN MAHONEY**, late of Susquehanna Township, Dauphin County, Pennsylvania, (died: January 30, 2019). Executrix: Mary Margaret Mahoney-Ferster 13 Meadow Lane Lewisburg, PA 17837. m29-a12

**ESTATE OF CAROLYN D. ALLEN**, late of Swatara Township, Dauphin County, Pennsylvania, (died: November 25, 2018). Administratrix: Melanie C. Allen, 89 Lincoln Avenue, Harrisburg, PA 17111. Attorney: Elizabeth H. Feather, Esquire, Caldwell & Kearns, P.C., 3631 North Front Street, Harrisburg, PA 17110, (717) 232-7661. m29-a12

**ESTATE OF JOYCE E. ROEBUCK**, late of Dauphin County, Pennsylvania, (died: February 10, 2019). Executrix: MacKenzie C. Compton, 6338 Bayberry Avenue, Manheim, PA 17545. Attorney: John A. Feichtel, Esquire, Sullivan Rogers & Feichtel, 100 Sterling Parkway, Suite 100, Mechanicsburg, PA 17055. m29-a12

**ESTATE OF RACHEL L. HAUBERT**, late of Lower Paxton Township, Dauphin County, Pennsylvania. Administrator: Christina Jo Phipps, c/o James M. Robinson, Esquire, SALZMANN HUGHES PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015, Attorneys: SALZMANN HUGHES, P.C. m29-a12

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## THIRD PUBLICATION

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### Estate Notices

**ESTATE OF JOSEPH M. VASCO a/k/a JOSEPH MICHAEL VASCO**, late of Lower Paxton Township, Dauphin County, Pennsylvania (died: January 29, 2019). Administrator: Shaun E. O'Toole, Esquire, 220 Pine Street, Harrisburg, PA 17101. Attorney: Shaun E. O'Toole, Esquire, 220 Pine Street, Harrisburg, Pennsylvania 17101.

m22-a5

**ESTATE OF LINDA J. MILBOURNE a/k/a LINDA MILBOURNE**, late of Susquehanna Township, Dauphin County, Pennsylvania (died December 15, 2018). Administratrix c.t.a: Virginia Nickeson. Attorney: Jordan O. Cunningham, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110.

m22-a5

**ESTATE OF PATSY A. McHAZEL**, late of Londonderry Township, Dauphin County, Pennsylvania (died: February 28, 2019). Executrix: Lynn Ann Olsen, 861 Fairhaven Road, Hummelstown, PA 17036. Attorney: John S. Davidson, Esquire, Yost & Davidson, 320 West Chocolate Avenue, P.O. Box 437, Hershey, PA 17033-0437.

m22-a5

**ESTATE OF JUDITH ANN KOCH CARLSON**, late of Dauphin County, Pennsylvania (died: December 9, 2018). Administrator: Jeffrey C. Carlson, 228 North 30th Street, Harrisburg, PA 17111. Attorney: Debra K. Wallet, Esquire, 24 North 32nd Street, Camp Hill, PA 17011.

m22-a5

**ESTATE OF MILDRED A. BRYANT**, late of Swatara Township, Dauphin County, Pennsylvania. Administrator: Gerald T. Bryant, 10035 Raccoon Valley Road, Millerstown, PA 17062 or to Attorney: Adam P. Britcher, Allen E. Hench Law Office P. C., 232 Market Street, Newport, PA 17074, (717) 567-3139.

m22-a5

**ESTATE OF DOROTHEA A. SWARTZWELDER**, late of Highspire Borough, Dauphin County, Pennsylvania (died: February 16, 2019). Executrix: Dory Theis, 2712 Boas Street, Harrisburg, PA 17103.

m22-a5

**ESTATE OF THELMA M. BELLIS**, late of Millersburg Borough, Dauphin County, Pennsylvania (died: February 14, 2019). Co-Executor: Larry A. Bellis, 450 Rising Sun Road, Millersburg, Pennsylvania 17061; Co-Executor: Dennis E. Bellis, 517 North Street, Millersburg, Pennsylvania 17061; Attorney: Holly M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023.

m22-a5

**ESTATE OF KENNETH L. MILLER a/k/a KENNETH LYNN MILLER**, late of Upper Paxton Township, Dauphin County, Pennsylvania (died: February 21, 2019). Co-Executor: Barbara Sherrill, 567 Race Street, Millersburg, Pennsylvania 17061; Co-Executrix: Roger McIntire, 87 SME, Shippensburg, Pennsylvania 17257; Attorney: Holly M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023.

m22-a5

**ESTATE OF MARGARET L. WOLFGANG**, late of Washington Township, Dauphin County, Pennsylvania (died: February 22, 2019). Executrix: Brenda E. Jones, 959 West Market Street, Williamstown, Pennsylvania 17098; Attorney: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023.

m22-a5

**ESTATE OF STELLA MARY WILKINS**, late of Swatara Township, Dauphin County, Pennsylvania, (died: February 2, 2019). Executrix: Gail L. Sylvia, 212 Pearl Street, Harrisburg, PA, 17019. Attorney: Jacob H. Kiessling, Esquire, Mette, Evans & Woodside, 3401 North Front Street, Harrisburg, PA, 17110-0950; Telephone: 717-232-5000.

m22-a5

**ESTATE OF MICHAEL D. DEIMLER**, late of Derry Township, County of Dauphin, Pennsylvania, (died: February 18, 2019). Executor: David T. Deimler, 2089 Sand Hill Road, Hershey, PA 17033 or to Attorney: Alexander S. Puskar, Esquire, Barley Snyder, 126 East King Street, Lancaster, PA 17602.

m22-a5

**ESTATE OF AUSTIN JOHN KOTCHEY**, late of Hummelstown Borough, Dauphin County, Pennsylvania, (died: October 21, 2017). Administrator, Thomas A. Archer, Mette, Evans and Woodside, 3401 North Front Street, Harrisburg, PA 17110; Telephone: (717) 232-5000.

m22-a5

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## FIRST PUBLICATION

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### Corporate Notices

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or above March 13, 2019, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **Frantisi USA Inc.** c/o United Corporate Services, Inc.

This corporation is incorporated under the laws of New York.

The address of its principal office is 206 Saunders Road, Unit 1, Barrie, Ontario CN L4N 9A2.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a5

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## FIRST PUBLICATION

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### Corporate Notices

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about March 7, 2019, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **BLACKHAWK TOWER COMMUNICATIONS, INC.** c/o Registered Agent Solutions, Inc.

This corporation is incorporated under the laws of Wisconsin.

The address of its principal office is 4587 County Road TT, Sun Prairie, WI 53590.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. a5

NOTICE IS HEREBY GIVEN **MIP, Inc.** with a commercial registered office provider in care of United Corporate Services, Inc. in Dauphin County does hereby give notice of its intention to withdraw from doing business in this Commonwealth. The address to which any proceeding may be sent is 1 Lethbridge Plaza, Suite 30, Mahwah, NJ 07430. This shall serve as official notice to creditors and taxing authorities. a5

NOTICE IS HEREBY GIVEN that **LYDALL PERFORMANCE MATERIALS, INC.**, a foreign business corporation, (will apply/has applied) for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124). The corporation is incorporated under the laws of the State of Connecticut, U.S.A. The address of its principal office under the laws of said jurisdiction is 134 Chestnut Hill Road, Rochester, NH 03867, and the name of its commercial registered office provider in Pennsylvania is National Registered Agents, Inc., 600 N. 2nd Street, Suite 401, Harrisburg, Pennsylvania 17101-1071. a5

NOTICE IS HEREBY GIVEN that the Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, In Harrisburg, Pennsylvania, for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the Corporation is **Hershey Youth Field Hockey Club**.

The Corporation is incorporated exclusively for the purposes within the meaning of Section 501 (c) (3) of the Internal Revenue Code.

a5

Darby Valego [edarbyh@yahoo.com](mailto:edarbyh@yahoo.com)

NOTICE IS HEREBY GIVEN **TOWERCO STAFFING, INC.** filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 5000 Valleystone Dr. Ste. 200, Cary NC 27519. The Commercial Registered Agent Provider is in care of United Corporate Services, Inc. in the county of Dauphin. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412. a5

NOTICE IS HEREBY GIVEN that **Pivot Health Professionals, P.C.** filed a foreign registration statement to do business in the Commonwealth of Pennsylvania. The street and mailing address of the association's principal office is 501 Fairmont Ave., Suite 302, Towson MD 21286. The commercial registered office provider is in care of Cogency Global Inc. in Dauphin County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 6124. a5

NOTICE IS HEREBY GIVEN that **Atlanta Auto Color, Inc.**, a foreign corporation formed under the laws of the State of Georgia and with its principal office located 993 Mansell Rd, Ste B, Roswell, GA 30076, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/15/19, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a5

NOTICE IS HEREBY GIVEN that **Galen Health Institutes, Inc.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located 1031 Zorn Avenue, Louisville, KY 40207, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/19/19, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a5

NOTICE IS HEREBY GIVEN that **MAG MUTUAL INSURANCE COMPANY**, a foreign corporation formed under the laws of the State of Georgia and with its principal office located 3535 Piedmont Rd, NE Bldg. 14-1000, Ste. 1000, Atlanta, GA 30305, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/13/19, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a5

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## FIRST PUBLICATION

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### Corporate Notices

NOTICE IS HEREBY GIVEN that **Arauco North America, Inc.**, a foreign corporation formed under the laws of the State of DE and with its principal office located 400 Perimeter Center Terrace, Suite 750, Atlanta, GA 30346, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/22/19, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a5

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NOTICE IS HEREBY GIVEN that **COVALON TECHNOLOGIES AG LTD.**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located 78 SW 7th St, Ste. 500, Miami, FL 33130, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/28/19, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a5

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NOTICE IS HEREBY GIVEN that a Certificate of Authority for a foreign business corporation was filed in the Department of State of the Commonwealth of Pennsylvania for **Insurance Clerk Insurance Services, Inc.** on 03/04/2019. The address of its principal office under the laws of the jurisdiction in which it is incorporated is 1055 E. Colorado Blvd., 5th Floor, Pasadena, CA 91106. The registered office for this business is: Registered Agent Solutions, Inc. Dauphin County, PA. The corporation is file in compliance with the requirements of the applicable provision of 15 P.A.C.S. 4124. a5

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NOTICE IS HEREBY GIVEN that the shareholders of **Smylie and Boulevard, Inc.**, a Pennsylvania corporation, with an address of c/o AAA-Agent Services, LLC, (Dauphin County), have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. a5

NOTICE IS HEREBY GIVEN that **Tharstern Limited, dba Tharstern MIS Co.**, a foreign corporation formed under the laws of the United Kingdom and with its principal office located RB House, Greenfield Road, Colne, England, BB8 9PD, Lancashire Providence, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 3/18/19, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Dauphin County. a5

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Cardone MergerCo, Inc.** a5

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for **CAAP Social Enterprises Holding, Inc.** on March 14, 2019. The said corporation has been incorporated under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

McNEES WALLACE & NURICK LLC  
Attorneys at Law

570 Lausch Lane, Suite 200  
Lancaster, PA 17601

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## FIRST PUBLICATION

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### Fictitious Name Notices

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Dauphin County, Pennsylvania under the assumed or fictitious name, style or designation of Name: **Ideal Mortgage Group**, with its principal place of business at: 3 Executive Campus, Ste. 520, Cherry Hill, NJ 08002. The names and addresses of all persons or entities owning or interested in said business are: E MORTGAGE MANAGEMENT LLC, 3 Executive Campus, Ste. 520, Cherry Hill, NJ 08002. The application has been filed on 3/14/2019. a5

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## FIRST PUBLICATION

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### Fictitious Name Notices

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, 54 Pa.C.S. §301, et seq., and its amendments and supplements, of filing with the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on the 18th day of January, 2019, an application for conducting business under the assumed or fictitious name of **Swing Restaurant and Bar** with its principal place of business located at 1724 State Route 25, Millersburg, Pennsylvania, Dauphin County, Pennsylvania 17061.

The names and addresses of all persons or entity owning or interested in said business is: PAC Entertainment, Inc. - 280 Berry Mountain Road, Millersburg, PA 17061.

JOSEPH D. KERWIN, ESQ.  
KERWIN & KERWIN, LLP  
4245 State Route 209  
Elizabethville, PA 17023  
(717) 362-3215

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NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Better-Buy Energy**, for the conduct of business in Pennsylvania, with the principal place of business being at 6555 Sierra Drive, Irving, TX 75039, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 25, 2019, pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the entity owning or interested in the said business is: Dynegy Energy Services (East), LLC, 6555 Sierra Drive, Irving, TX 75039. a5

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NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, 54 Pa.C.S. §301, et seq., and its amendments and supplements, of filing with the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on the 18th day of January, 2019, an application for conducting business under the assumed or fictitious name of **The Lodge at Lykens Valley** with its principal place of business located at 1724 State Route 25, Millersburg, Pennsylvania, Dauphin County, Pennsylvania 17061.

The names and addresses of all persons or entity owning or interested in said business is: PAC Entertainment, Inc. - 280 Berry Mountain Road, Millersburg, PA 17061.

JOSEPH D. KERWIN, ESQ.  
KERWIN & KERWIN, LLP  
4245 State Route 209  
Elizabethville, PA 17023  
(717) 362-3215

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NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Dauphin County, Pennsylvania under the assumed or fictitious name, style or designation of Name: **Trisonics**, with its principal place of business at: 9715 Kincaid Dr., Ste 1000, Fishers, IN 46037. The names and addresses of all persons or entities owning or interested in said business are: Probo Medical, LLC, 9715 Kincaid Dr., Ste 1000, Fishers, IN 46037. The application has been filed on 3/18/2019. a5

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NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed with and approved by the Department of State of the Commonwealth of Pennsylvania on March 12, 2019, for the purpose of registering **Ibis Books** as a fictitious name under the provisions of the Fictitious Names Act. The address of its principal place of business is 1840 South 19th Street, Harrisburg, PA 17104 (Dauphin County). The name and address of the party to the registration is Thomas B. Schmidt, III, 13 West Lawn Circle, Wormleysburg, PA 17043. a5

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NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **True Fit Energy**, for the conduct of business in Pennsylvania, with the principal place of business being at 6555 Sierra Drive, Irving, TX 75039, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 25, 2019, pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the entity owning or interested in the said business is: Dynegy Energy Services (East), LLC, 6555 Sierra Drive, Irving, TX 75039. a5

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NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Honor Energy**, for the conduct of business in Pennsylvania, with the principal place of business being at 6555 Sierra Drive, Irving, TX 75039, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 25, 2019, pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the entity owning or interested in the said business is: Dynegy Energy Services (East), LLC, 6555 Sierra Drive, Irving, TX 75039. a5

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**FIRST PUBLICATION**

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**Miscellaneous Notices****IN THE COURT OF COMMON PLEAS  
DAUPHIN COUNTY  
PENNSYLVANIA****NO. 2018-CV-06225-MF****CIVIL ACTION – LAW****NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE****BAYVIEW LOAN SERVICING, LLC,  
PLAINTIFF  
VS.****WILLIE LYONS, SOLELY IN HIS  
CAPACITY AS HEIR OF ZELMA M.  
LYONS A/K/A ZELMA LYONS,  
CONSTANCE SMITH, SOLELY IN HER  
CAPACITY AS HEIR OF ZELMA M. LYONS  
A/K/A ZELMA LYONS & THE UNKNOWN  
HEIRS OF ZELMA M. LYONS A/K/A  
ZELMA LYONS, MORTGAGOR AND REAL  
OWNER, DEFENDANTS**

To: Willie Lyons, Solely in His Capacity as Heir of Zelma M. Lyons a/k/a Zelma Lyons & The Unknown Heirs of Zelma M. Lyons a/k/a Zelma Lyons, Mortgagor and Real Owner, Defendant(s), whose last known address is 440 Lincoln Street, Steelton, PA 17113.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Bayview Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Dauphin County, PA, docketed to No. 2018-CV-06225-MF, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 440 Lincoln Street, Steelton, PA 17113, whereupon your property will be sold by the Sheriff of Dauphin County.

**Notice**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in

the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Dauphin County Lawyer Referral Service  
213 N. Front St.  
Harrisburg, PA 17101  
717-232-7536

Michael T. McKeever  
Atty. for Plaintiff  
KML Law Group, P.C.  
Ste. 5000, Mellon Independence Center  
701 Market St.  
Philadelphia, PA 19106  
215-627-1322

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**IN THE COURT OF COMMON PLEAS OF  
DAUPHIN COUNTY,  
PENNSYLVANIA****NO. 2017-CV-06863****CIVIL ACTION - LAW****NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE****PENNSYLVANIA HOUSING FINANCE  
AGENCY, PLAINTIFF  
VS.  
JACOB AKINS, DEFENDANT****TO: JACOB AKINS**

You are hereby notified that on April 11, 2019, a Sheriff Sale of Real Property will be held at 10:00 AM at the DAUPHIN COUNTY COURTHOUSE, 1 SOUTH MARKET SQUARE, HARRISBURG, PA. The location of the property to be sold is 738 North 2nd Street, Lykens, PA 17048, whereupon this property would be sold by the Sheriff of DAUPHIN County. The said writ of execution has been issued as judgment in Mortgage Foreclosure Action at execution NO. 2017-CV-06863 in the amount of \$53,013.70.

**NOTICE**

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an attorney, and file your defenses or objections in writing with the Court. You are

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## FIRST PUBLICATION

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### Miscellaneous Notices

warned that if you fail to do so, the case may proceed without you. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

DAUPHIN COUNTY  
LAWYER REFERRAL SERVICE  
213 NORTH FRONT STREET  
HARRISBURG, PA 17101  
717-232-7536

Attorney Leon P. Haller  
1719 North Front Street  
Harrisburg, PA 17102  
717-234-4178

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### IN THE COURT OF COMMON PLEAS DAUPHIN COUNTY, PENNSYLVANIA

NO. 2018-CV-08582-MF

CIVIL ACTION-LAW

#### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

NATIONSTAR MORTGAGE LLC D/B/A  
MR. COOPER, PLAINTIFF  
VS.  
TYRONE MITCHELL AND  
YOLONDA MITCHELL, DEFENDANTS

To the Defendants, Tyrone Mitchell and Yolonda Mitchell:

TAKE NOTICE THAT THE Plaintiff, Nationstar Mortgage LLC d/b/a Mr. Cooper has filed an action Mortgage Foreclosure, as captioned above.

#### NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS

IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Dauphin County Lawyer Referral Service  
213 N. Front St.  
Harrisburg, PA 17101  
717-232-7536

Christopher A. DeNardo, Kristen D. Little,  
Kevin S. Frankel, Nicole B. LaBletta,  
Leslie J. Rase, Alison H. Tulio &  
Katherine M. Wolf, Attys. for Plaintiff  
Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610-278-6800

a5

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### IN THE COURT OF COMMON PLEAS DAUPHIN COUNTY, PENNSYLVANIA

NO. 2019-CV-1321-EJ

CIVIL ACTION-LAW

#### NOTICE OF ACTION IN EJECTMENT

NATIONSTAR MORTGAGE LLC D/B/A  
MR. COOPER, PLAINTIFF  
VS.  
STEPHANIE M. GAUL A/K/A  
STEPHANIE GAUL AND OCCUPANTS,  
DEFENDANT(S)

To the Defendant, Stephanie M. Gaul a/k/a Stephanie Gaul:

TAKE NOTICE THAT THE Plaintiff, Nationstar Mortgage LLC d/b/a Mr. Cooper, has filed an Ejectment action, as to the property known as 2417 Derry Street, Harrisburg, PA 17111, as captioned above.

#### NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED



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**FIRST PUBLICATION**

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**Miscellaneous Notices**

WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Dauphin County Lawyer Referral Service  
213 N. Front St.  
Harrisburg, PA 17101  
717-232-7537

Christopher A. DeNardo, Kristen D. Little,  
Kevin S. Frankel, Nicole B. LaBletta,  
Leslie J. Rase, Alison H. Tulio &  
Katherine M. Wolf, Attys. for Plaintiff  
Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
a5 610-278-6800

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**IN THE COURT OF COMMON PLEAS  
OF DAUPHIN COUNTY,  
PENNSYLVANIA**

**NO. 2018 CV 7724 QT**

**CIVIL ACTION – QUIET TITLE**

**KAREN SNYDER, PLAINTIFF  
VS.  
PETER LEE DEVELOPMENT  
COMPANY, INC., ITS SUCCESSORS  
AND ASSIGNS, DEFENDANT**

**IMPORTANT NOTICE**

TO: Peter Lee Development Company, Inc.  
501 Keystone Building  
Harrisburg, PA 17101

You are hereby notified that on March 19, 2019 Judgment by Default has been entered against you in the above-captioned case by the Prothonotary of the Court of Common Pleas of Dauphin County, Pennsylvania. a5

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**FIRST PUBLICATION**

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**Name Change Notices**

**IN THE COURT OF COMMON PLEAS  
OF DAUPHIN COUNTY  
PENNSYLVANIA**

**DOCKET NO: 2019-CV-01695-NC**

**PETITION FOR CHANGE OF NAME**

NOTICE

NOTICE IS HEREBY GIVEN that on March 22, 2019, the Petition of Mitchell Hunter Cammack was filed in the above-named court, requesting a decree to change his name from **Mitchell Hunter Cammack** to **Mitchell Evan Hunter**.

The Court has fixed Tuesday, April 23, 2019 at 9:30 a.m. in Courtroom No. 9, 2nd Floor, at the Dauphin County Courthouse, 101 Market Street, Harrisburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. a5

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**IN THE COURT OF COMMON PLEAS  
DAUPHIN COUNTY,  
PENNSYLVANIA**

**NO: 2019-CV-00851-NC**

**IN RE: NAME CHANGE OF  
LEANDRA ELIZABETH RUTH**

**PETITION FOR CHANGE OF NAME**

NOTICE

NOTICE IS HEREBY GIVEN that on March 7th, 2019, the Petition of Leandra Elizabeth Ruth was filed in the above named court, requesting a decree to change her name from **Leandra Elizabeth Ruth** to **Lee Elizabeth Stevens**.

The court has fixed Tuesday April 23, 2019 at 9:30 a.m. in Courtroom No. 9, 2nd Floor, Dauphin County Courthouse, 101 Market Street, Harrisburg, PA 17101 as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted.

SkarlatosZonarich LLC  
Kathryn Speaker MacNett, Esq.  
320 Market Street, Suite 600W  
Harrisburg, Pennsylvania 17101  
Telephone (717) 233-1000  
Facsimile: (717) 233-6740

Email: [ksm@skarlatoszonarich.com](mailto:ksm@skarlatoszonarich.com)

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**FIRST PUBLICATION**

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**Name Change Notices**

**IN THE COURT OF COMMON PLEAS  
OF DAUPHIN COUNTY  
PENNSYLVANIA**

**DOCKET NO: 2019-CV-01505-NC**

**PETITION FOR CHANGE OF NAME**

**NOTICE**

NOTICE IS HEREBY GIVEN that on This 27th day of March 2019, the Petition of Brittany Carol Levi was filed in the above named court, requesting a decree to change her name from **Brittany Carol Levi** to **Brittany Carol Wilson**.

The Court has fixed Wednesday, May 29, 2019 at 9:30am in Courtroom No. 9, 2nd floor at the Dauphin County Courthouse, 101 Market Street, Harrisburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. a5

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**IN THE COURT OF COMMON PLEAS  
OF DAUPHIN COUNTY  
PENNSYLVANIA**

**DOCKET NO: 2018 CV 08710 NC**

**PETITION FOR CHANGE OF NAME**

**NOTICE**

NOTICE IS HEREBY GIVEN that on December 31, 2018, the Petition of Jose Anthony Santiago, III on behalf of minor children, A.N.S.O., I.X.S.O., Z.B.S.O., and K.L.S.O. was filed in the above named court, requesting a decree to change the minor child's name from **A.N.S.O., I.X.S.O., Z.B.S.O.** and **K.L.S.O.** to **A.N.O., I.X.O., Z.B.O.,** and **K.L.O.**

The Court has fixed Tuesday, April 23, 2019 at 9:30 a.m. in Courtroom No. 9, 2nd Floor, 101 Market Street, Dauphin County Courthouse, Harrisburg, PA 17101 as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted.

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Attorney: Joshua Harshberger, Esq.

**IN THE COURT OF COMMON PLEAS  
OF DAUPHIN COUNTY  
PENNSYLVANIA**

**DOCKET NO: 2019-CV-01683-NC**

**PETITION FOR CHANGE OF NAME**

**NOTICE**

NOTICE IS HEREBY GIVEN that on March 22, 2019, the Petition of Long Viet Nguyen was filed in the above named court, requesting a decree to change his name from **Long Viet Nguyen** to **Long Viet Ngo Nguyen**.

The Court has fixed Tuesday, April 23, 2019 at 9:30am in Courtroom No. 9, 2nd Floor, Dauphin County Courthouse, 101 Market Street, Harrisburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. a5

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